



WHERE REAL MILWAUKEE HAPPENS

2017 Operating Plan

2745 N. Dr. Martin Luther King Jr. Drive - Suite 206
Milwaukee, Wisconsin 53212

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I. INTRODUCTION

In 1984, the Wisconsin Legislature created Sec. 66.608 (currently Sec. 66.1109) of the Wisconsin Statutes (“BID Law”) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is “... *to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.*” (1983 Wisconsin Act 184, Section 1, legislative declaration). On September 17, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 920644, created BID No. 8 (“Historic King Drive BID”) and adopted its initial operating plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board of Directors “...*shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.*” The Board of Directors of Historic King Drive BID No. 8 submits this 2017 Operating Plan in fulfillment of the statutory requirement.

This Operating Plan proposes a continuation and expansion of activities described in the initial Historic King Drive BID Operating Plan. Therefore, it incorporates by reference the earlier plans as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2017. It does not repeat the background information which is contained in the original plan nor does it include the Business Improvement District Statute, original petitions from property owners, or BID No. 8 Bylaws.

In connection with strategic planning conducted in 2011, the Historic King Drive BID No. 8 Board of Directors identified a vision to create an “attractive, accessible, safe district where businesses prosper and share a sense of pride in the community.” The mission of Historic King Drive BID No. 8 is to “attract and retain successful businesses.” The strategic plan states values that include “leadership that is born from experience and pride in a community that is diverse and culturally rich.” The strategic plans also states “the future of the district for profitable businesses requires that the area be safe, clean and vibrant. To this end, the Board and staff are to be proactive, thoughtfully engaged and responsive.” In executing a plan towards fulfillment of the stated mission, vision and values this operating plan incorporates new activities that will help Historic King Drive BID No. 8 businesses and property owners benefit from its implementation. In addition, this action Plan will assist in creating a Historic King Drive that all residents of Milwaukee will be proud of.

II. DISTRICT BOUNDARIES

A boundary map of the Historic King Drive BID is generally, Locust Avenue to the north, McKinley Avenue to the south, 5th Street to the west and 2nd Street to the east. At various points of the district the boundaries may extend only to 4th street to the west. The district includes include Schlitz Park, Manpower, Time Warner, King Drive Commons projects, MLK Heritage Heath Center, a portion of Haymarket Square, portions of the Bronzeville Cultural and Entertainment District, the majority of the Bronzeville Tax Increment District, and numerous retail, office and industrial uses. A map is included as Appendix A.

III. PROPOSED OPERATING PLAN

A. Plan Overview

This operating plan, its objectives, and its proposed activities are to be in alignment -- to the extent that it is possible and consistent with the Historic King Drive BID bylaws, rules of engagement, and other policies and procedures as adopted by the board -- with the Harambee area recommendations as enumerated in the City of Milwaukee Department of City Development's Northeast Plan as adopted by the City of Milwaukee in 2009 -- with the recommendations enumerated in the Historic King Drive BID Economic Development Plan as adopted by the Board in 2011 -- and with the goals and activities that make up the prominent residential and business park components of the BID: Harambee, Brewer's Hill, Halyard Park, Haymarket Square, and Schlitz Park.

B. Plan Objective

The objective of the Historic King Drive Business Improvement District is to develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID Boundary.

C. 2017 Proposed District Activities

The principal activities BID No. 8 intends to be engaged in during its twenty fourth year of operations include but are not limited to operating a district office to promote new development, and to increase value of present improvements by providing staffing, services, and resources to:

- Respond to questions about available space for lease or purchase
- Coordinate and support volunteers to promote private and public financing of District activities
- Coordinate business recruitment and business development
- Provide information to interested parties pertaining to business and property opportunities
- Encourage increased police protection and safety programs
- Maintain right of ways that are clean and presentable
- Maintain a strong and consistent internet presence
- Publish and distribute district information and promotional materials
- Initiate publicity and media coverage of District activities
- Promote the unique historical significance and commercial mix of the District
- Plan and coordinate special events
- Review and implement the operating plan

D. 2017 Proposed Action Items

The principal activities identified shall align with BID No. 8 actions including:

- Find, develop, and otherwise support opportunities for catalytic real estate projects
- Advocate for city policies that strengthen business and commercial enterprises -- particularly those enumerated within the Department of City Development's Growing Prosperity policy framework
- Implement and expand a revolving loan program -- in partnership with North Shore Bank and Wisconsin Women's Business Initiative Corporation -- for businesses located within BID boundaries
- Market positive stories/events
- Continue to engage business and property owners directly to increase communication and build district-wide cohesion.
- Work closely with city officials, city departments, local stakeholders, and the development community to bring needed/desired amenities, and development opportunities to the district

The BID's activities may also include:

- Borrowing funds to pay for streetscape improvements and developing such improvements

- Borrowing funds to acquire, develop and own real property to be used for the benefit of the District

E. Proposed 2017 Expenditures

REVENUES

BID Assessment	\$235,245
Grant Income	<u>\$ 25,000</u>
TOTAL REVENUES	\$260,245

EXPENSES

Salaries (Executive Director, Assc. Director)	\$ 115,000
Administrative/Payroll Expenses	\$ 16,898
Consultants/Maintenance/Project	\$ 23,500
Predevelopment Costs	\$ 20,000
Advertising/Marketing/Events	\$ 20,000
BID No. 8 Property Redevelopment Grants	\$ 21,750
Dues, Subscriptions, Training, Travel	\$ 5,720
Insurance (Gen. Liability, D&O, Volunteer)	\$ 5,800
Office Supplies, Postage, Printing	\$ 5,700
Rent	\$ 10,800
Audit	\$ 5,500
Accounting/Bookkeeping	\$ 4,800
Telephone & Internet	\$ 1,500
Homeowner Rebate	\$ 4,427
Repairs and Maintenance	<u>\$ 500</u>
TOTAL MANAGEMENT EXPENSES	\$ 260,245

F. Financing Method

The proposed expenditures will be financed from funds collected from the BID Assessments (as defined by Section IV.A), voluntary private contributions and funds granted to BID No. 8. The estimated assessed value of BID-eligible properties within the District is \$235,245. Ninety percent (90%) of the BID budget will be raised through BID Assessments in 2017.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget and activities as necessary.

IV. ORGANIZATION OF BID BOARD

The Mayor shall appoint members to the District Board. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes Sec/ 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District.

The Board shall be structured and operate as follows:

1. Board size – 15 members
2. Composition
 - (a) The Board of the Directors shall be composed of no more than fifteen members of whom all but three shall be owners/owner-designated representatives of a BID assessed property or a commercial tenant of a BID assessed property. The remaining three (3) board positions shall be representatives of community organizations which function within the environs of the District. Board members cannot be an elected municipal or governmental official unless the elected official meets the criteria stated earlier in this section.
3. Term – Appointments to the Board shall generally be for a period of three years. Their term of office shall begin at the meeting following the date they are sworn-in by the City Clerk. At the discretion of the Board, Director positions may be renewed at the end of the three-year term. Recommendations for new/renewing Directors will occur by nominations of serving Directors. Successful candidates must receive two-thirds vote of the BID Directors present to qualify for recommendation to the Mayor. Board members may continue to serve until replaced.
4. Compensation – None. Directors are eligible for reimbursement for Board approved expenses.

5. Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings Law as legally required. The Board may go into a closed session if the meeting is properly noticed to the City of Milwaukee City Clerk’s office. Regular meetings of the Board will occur at a minimum on a quarterly basis.
6. Staffing and Office – The Board may employ staff and/or contract for various services pursuant to this Operating Plan and subsequent modifications thereof. In 2017, the Board may employ an Executive Director, a full time Program Ambassador/Assistant Executive Director and various contractors to execute aspects of this Operating Plan. The Board shall maintain an office in the District. The District’s current office is located at 2745 N. Martin Luther King Jr. Drive, Suite 206. The District’s office may be relocated as the District Board deems reasonable.
7. Executive Committee – The Board shall elect from its members a chair, a vice-chair, a treasurer and a secretary.

Pending final approval by the City Council of nominations and renewals, the 2017 Historic King Drive BID Board of Directors is comprised as follows:

- LaMarr Franklin, Martin Luther King Economic Development Corp
- Ashley Booth, Brewers Hill representative
- Fletcher Crawford, Halyard Park representative
- J. Allen Stokes, Harambee representative
- Sam Denny, Schlitz Park
- Bob Ferriday, United Way
- James Phelps, JCP Construction
- Larry Roffers, LC Management
- Michael Coakley, C.H. Coakley and Company
- Susan Kissinger, Team Management
- Dan Zens, Zens Manufacturing
- Theodore Loehrhe, Milwaukee Bucks
- Shaleta Dunn, ManpowerGroup Inc. (approval pending)
- Member seats open (2)

B. Relationship to other Entities

The BID shall be a separate entity from any other entity (“Unaffiliated Entity”), notwithstanding the fact that members, officers, employees and directors may be shared. Such Unaffiliated Entities shall remain private organizations, not subject to the open meetings law, and not subject to the public record law. Such Unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

V. METHOD OF ASSESSMENT & RATE

A. Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in proportion to the assessed value of each property for real property tax purposes on record as of the date the District held the public hearing regarding its Year Twenty-Four Operating Plan (September 22, 2016). It is understood that not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread a level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. Based on the value of a parcel, the assessment for BID No. 8 will fall within one of four assessment tiers.

BID-eligible properties are proposed to be assessed in the following manner:

An unimproved and improved tax parcel is assessed at a rate of \$4 per \$1,000 of assessed value, plus \$125. For assessable parcels whose assessments are between \$1 and \$500,000 the maximum BID No. 8 assessment shall be \$1,500 (Tier 1). For assessable parcels whose assessments are between \$500,001 and \$1.5 million the maximum BID No. 8 assessment shall be \$1,750 (Tier 2). For assessable parcels whose assessments are higher than \$1.5 million and less than \$3.5 million the maximum BID No. 8 assessment shall be \$3,500 (Tier 3). For assessable parcels whose assessments are higher than \$3.5 million the maximum BID No. 8 assessment shall be \$5,000 (Tier 4). Mercantile apartments with less than 1,000

square feet of commercial space will be assessed the maximum assessment of \$1,750 (Tier 2).

The assessment assigned to each parcel based on this formula is herein referred to as "BID Assessment."

Any BID Assessments related to a previous year or years may be contested specifically if the property was classified such that it should not have been assessed. Additionally, the BID reserves the right to recapture any missed¹ assessments for a maximum of one (1) year prior to the current assessment year. The BID may allow property owners up to three (3) years to repay any missed assessments.

Any BID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Included, Excluded and Exempt Property

The BID Law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, and all other properties that are used for any commercial gain (i.e. mixed use) and are eligible for assessment per city and state law. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principal residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

2. State Statute 66.1109(1)(f)(lm): The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.

¹Assessable properties might be erroneously recorded or excluded from the BID property list by the city assessor's office, the Dept. of City Development, or the BID. While these entities strive to maintain accurate lists, errors are possible. The BID will work with the city and property owners to ensure the highest level of accuracy possible.

3. Consistent with Wisconsin Statutes Sec. 66.1109(5)(a), property used exclusively for residential purposes will not be assessed. Properties within the District boundaries but exempt from general real estate taxes under Wisconsin Statute 70.11 may not be specially assessed by the District, but will be asked to make a financial contribution on a voluntary basis. Funds collected in this manner in any given year may be used in a manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statute Sec. 66.1109(1)(b), those tax exempt properties within the boundaries shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act. Additionally, property exempt from general real estate taxes has been excluded from the District, during the time of the exemption.

C. Business Owner / Home Owner Rebate

In accordance with Wisconsin Statutes, “property known to be exclusively residential” is excluded from the BID Assessment. The BID Boundaries include several businesses where the property owner is also the business owner, and lives at the same property. If no adjustment is made, the property owner pays a BID assessment on his or her entire property, even the portion where he or she lives. In order not to place an undue burden on such Business Owners / Home Owners, the BID has set aside \$4,427 to offer as rebates to such owners. Applications for such rebate must be made by the Business Owner / Home Owner prior to July 1, 2017. The rebate shall be determined as follows. The applicant shall submit:

- (1) Evidence of the “Total Square Footage of Subject Building,” including any basement, but not including any roof area, nor the area of a residential garage. Sufficient evidence may include building plans or information from the City Assessor;
- (2) Evidence of the square footage used exclusively by the applicant and the applicant’s immediate family for residential purposes, not including any roof area, nor the area of a residential garage (“Residential Square Footage Occupied by Applicant”). Sufficient evidence may include pictures of the residential area and business area that correspond to the documentation submitted as part of (1) above; and
- (3) Evidence that the property is the applicant’s sole and primary residence. Sufficient evidence may include a Driver’s License that includes the subject property’s address.

The BID's Board of Directors or board designated BID staff shall make a determination of whether the evidence submitted is sufficient. Applicants that have received such approval are "Approved Applicants." The rebate given to the Approved Applicant shall be determined as follows. The "Individual Eligible Rebate" for each applicant shall be determined by the following equation: Assessment Paid by Applicant for the Subject Year * (Residential Square Footage Occupied by Applicant / Total Square Footage of Subject Building). Then, all of the applicants' Individual Eligible Rebates shall be summed together to determine the "Total Eligible Rebates". If the Total Eligible Rebates is less than \$4,427, each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate. If the Total Eligible Rebates is greater than \$4,427, then the "Percentage Rebate" shall be determined by taking \$4,427 divided by Total Eligible Rebates. Then each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate multiplied by the Percentage Rebate.

This rebate only applies to residents that own and live at the subject property, not to business owners that lease an apartment, nor to residents living at the property that are not also the owner of the subject property. The rebate may apply to residents that own the property under the name of a limited liability company or other form of ownership as long as the applicant can show that he or she is the 100% owner of such entity. The determinative date that the BID Board will consider whether a homeowner lived at the premises is January 1 of the subject year. No property owner shall be entitled to a rebate if he or she owes any outstanding taxes or other fees to the City of Milwaukee. A property owner that is current on installment payments shall not be considered to owe outstanding taxes, however, any rebate shall be paid directly to the city to be applied towards outstanding installments. Each applicant must submit a recertification every year to be considered for a rebate. This program will be considered annually by the BID Board and may or may not be a part of future Operating Plans. In no event shall the Individual Eligible Rebate given to an Applicant in any year exceed 50% of the Assessment Paid by Applicant for the subject property in that year.

D. Assessments for Additional Services

The BID may, but shall have no obligation, to provide certain maintenance on the sidewalk area in front of a private property. This maintenance may only include (a) weed removal; (b) excessive trash removal; (c) snow/ice removal and (d) graffiti removal. Prior to performing such maintenance activities, the BID shall either (i) send notice by certified mail to owner of record, or (ii) post notice on the property. The notice shall give the owner 48 hours to resolve the maintenance problem. If the problem is not resolved the BID may, but shall

have no obligation, to resolve such problem. In such cases that the BID does perform maintenance it may add to the relevant property's assessment in the subsequent year a fee of up to \$50 per hour. This increased assessment may cause a property's assessment to exceed the maximum assessment as stated in Section IV.A above. The aggregate additional assessment that may be added to a property's regular assessment in any operating year, shall be \$500.

V. ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Historic King Drive business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role In District Operation

The City of Milwaukee has committed to helping private property owners in the District to promote its development. To this end, the City of Milwaukee has played a significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

1. Provide assistance as appropriate to the BID Board of Directors;
2. Monitor and, when appropriate, apply for outside funding which could be used in support of the District;

3. Collect BID assessments and maintain them in a segregated account; Disburse all funds of the District, no earlier than January 31, 2017 and no later than March 31, 2017. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
4. Receive annual audits as required per Wis. Stats. Sec. 66.1109(3)(c).
5. Provide the Board of Directors through the Tax Commissioner's office on or before June 30th of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and
6. Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this Operating Plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.60 8 (4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes Sec. 66.1109 (3) (a) requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, it focuses upon Year Twenty-Four activities. Additionally, information on specific assessed values, budget amounts and assessment amounts are based solely on current conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID statute.

In later years, the District Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual

budget. However, the method of assessing shall not be materially altered, except with the approval of a majority of the District Board and the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

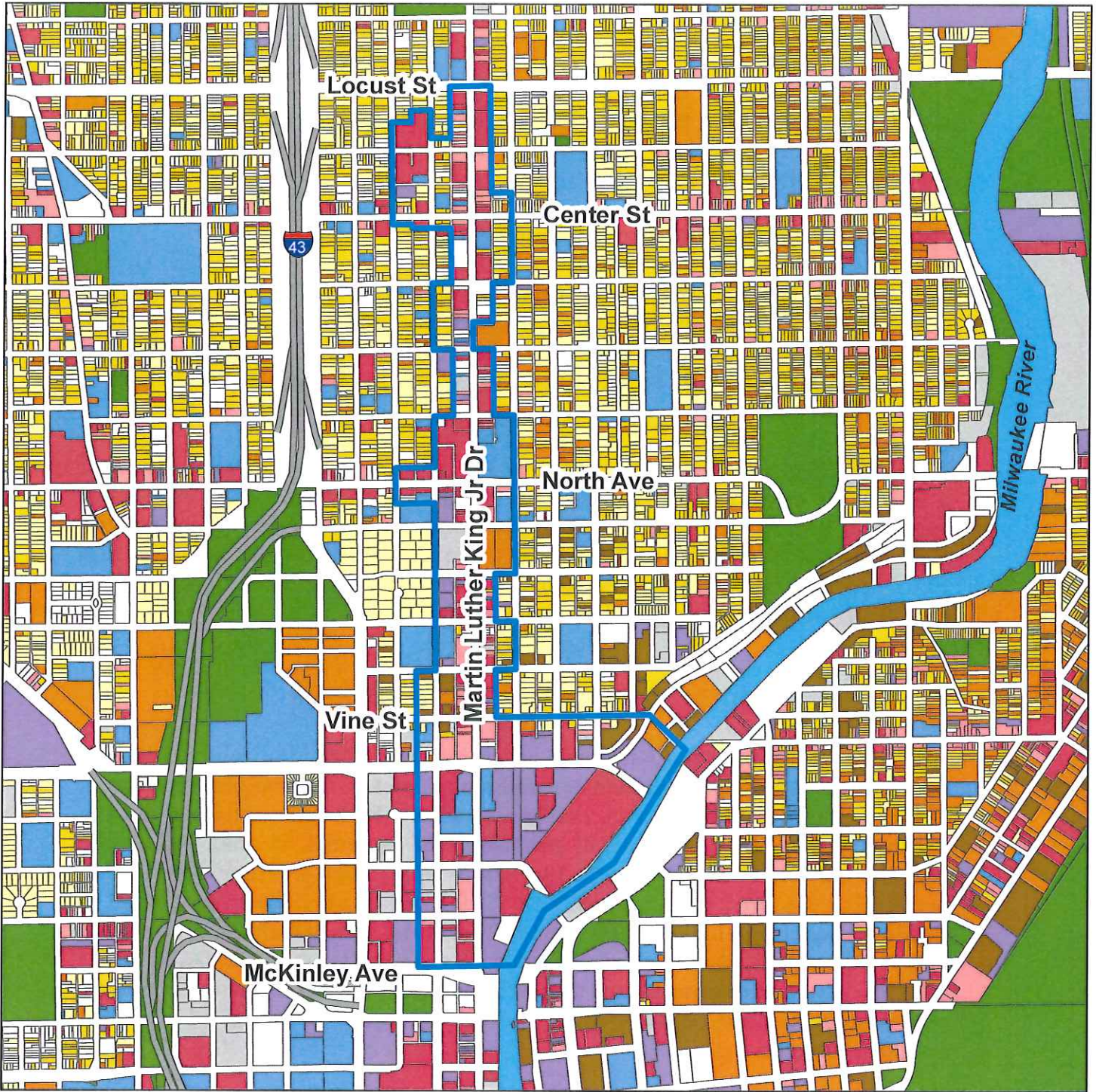
This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

VII. CONTRACTING WITH BID NO. 8

Any contracting with the BID shall be exempt from the requirements of Sec. 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

Appendix A



Appendix B

address	owner1	owner2	owner mail address	owner city state
2745 N MARTIN L KING JR 406 W CENTER	MLK COMMERCE CENTER LLC BEG ENTERPRISES FOURTEEN LLC	MARTIN LUTHER KING ECONOMIC	2745 N MARTIN L KING DR 2715 COUNTRY CLUB DR 12060 N SUNSET RD 73W	MILWAUKEE WI MEQUON WI MEQUON WI
2841 N MARTIN L KING JR 2845 N MARTIN L KING JR 2851 N MARTIN L KING JR 311 W LOCUST	ERNA C KOWALESKI SALEM SARSOOR SALEM SARSOOR JAMIL SARSOOR	SUHAIL SARSOOR SUHAIL SARSOOR	311 W LOCUST ST 1033 W BUCKINGHAM DR 311 W LOCUST ST	MILWAUKEE WI OAK CREEK WI MILWAUKEE WI
2700 N MARTIN L KING JR 2708 N MARTIN L KING JR 2710 N MARTIN L KING JR 2714 N MARTIN L KING JR 2722 N MARTIN L KING JR	JOSEPH WOLFBERG PAUL BACHOWSKI L C MARTIN YUSUF DAHL YUSUF S DAHL	LEONARD M KELLER	ONE S WACKER DR #436 PO BOX 12345 3715 N 82ND ST PO BOX 72007 PO BOX 72007	CHICAGO IL MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI
2860 N MARTIN L KING JR 2817 N MARTIN L KING JR 2813 N MARTIN L KING JR 2809 N MARTIN L KING JR 2801 N MARTIN L KING JR 2801 N 4TH	BURGER KING CORP #4054 PAUL M BACHOWSKI EARL H JOHNSON ARNOLD D WILKINS PAULA LAMPLEY WELFORD SANDERS LOFTS LLC	C\O PROPERTY TAX ACCT	P O BOX 020783 PO BOX 12345 9177 N 70TH ST 2809 N MLK DR 4234 N 22ND ST	MIAMI FL MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI
2774 N MARTIN L KING JR 2767 N MARTIN L KING JR 2826 N MARTIN L KING JR 2719 N MARTIN L KING JR 2703 N MARTIN L KING JR 2532 N MARTIN L KING JR 2536 N MARTIN L KING JR 2578 N MARTIN L KING JR 2634 N MARTIN L KING JR 233 W CENTER	KING DRIVE COMMONS LLC KING DRIVE COMMONS II LLC BRIC (MLK/HADLEY) ASSOC KING DRIVE COMMONS III LLC KING DRIVE COMMONS IV LLC JAMES H JACKSON BACHAN SINGH 2578 MLK LLC SARAH R ARTIC PATIALA INC	ATTN: WALGREENS #12783 C/O IMPACT SEVEN INC C/O THOMAS VAN HOOF	2745 N MARTIN LUTHER KING DR 3816 W WISCONSIN AVE 3816 W WISCONSIN AVE PO BOX 1159 3816 W WISCONSIN AVE 147 LAKE ALMENA DR 2532 N MLK DR 19315 COMPTON LN 3526 N CRAMER ST PO BOX 76585 233 W CENTER ST PO BOX 1725 PO BOX 12345 2372 N MLK DR PO BOX 12325	MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI
2354 N MARTIN L KING JR 2366 N MARTIN L KING JR 2372 N MARTIN L KING JR 2378 N MARTIN L KING JR 2400 N MARTIN L KING JR 2434 N MARTIN L KING JR 2452 N MARTIN L KING JR 2456 N MARTIN L KING JR 2460 N MARTIN L KING JR 2661 N MARTIN L KING JR 2601 N MARTIN L KING JR 405 W CENTER 2676 N 5TH 423 W CENTER	GENESIS BLDG BETTER LIVES CO PAUL BACHOWSKI ANGELINE SMITH DBA BRUCE L MARTIN M S KING LLC TINY MAE MARTIN VERNON TOWNSEND ANDREW L ALEXANDER & VIVIAN SSG PROPERTIES LLC DEBORAH J MORTON CAREER YOUTH DEV INC TAREQ A HAMED HENRY SHARKEY NJT PROPERTY INVESTMENTS LLC	NEFERTARI BEAUTY BOUTIQUE C\O BIECK MGMT ERMA DELL BOWLES C/O H&K PARNTERS LLC	5205 N IRONWOOD RD #201 2590 STAR RD 2452 N MLK DR 2458 N MLK DR 2702 INTERNATIONAL LN #201 2664 N SHERMAN BL 2601 N MARTIN L KING JR DR 3979 VICTORY CREEK DR 2678 N 5TH ST 7100 N 97TH ST 2654 N 1ST ST 2025 TWO TREE LN	DEERFIELD IL MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI MILWAUKEE WI
2543 N MARTIN L KING JR 2537 N MARTIN L KING JR	THERESA KATHERINE BRIAN PETERSEN			MILWAUKEE WI MILWAUKEE WI

2523 N MARTIN L KING JR	MILWAUKEE HEALTH SERVICES	INC	2555 N MLK DR	MILWAUKEE WI
2469 N MARTIN L KING JR	ALICIA LOVE TRUST		2469 N MARTIN L KING JR DR	MILWAUKEE WI
2435 N MARTIN L KING JR	ZENS HOSIERY MFG CO INC		P O BOX 12504	MILWAUKEE WI
2425 N MARTIN L KING JR	ZENS MANUFACTURING INC		PO BOX 12504	MILWAUKEE WI
2417 N MARTIN L KING JR	ZENS MANUFACTURING INC		PO BOX 12504	MILWAUKEE WI
2411 N MARTIN L KING JR	PAUL M BACHOWSKI		PO BOX 12345	MILWAUKEE WI
2403 N MARTIN L KING JR	ZENS MANUFACTURING INC		PO BOX 12504	MILWAUKEE WI
408 W NORTH	BACHAN SINGH		19315 COMPTON LN	BROOKFIELD WI
430 W NORTH	SUNG & YOUNG LLC		430 W NORTH AV	MILWAUKEE WI
2373 N MARTIN L KING JR	KING SQUARE LLC		250 S EXECUTIVE DR # 300	BROOKFIELD WI
2349 N MARTIN L KING JR	2349 LLC		7222 N TEUTONIA AVE	MILWAUKEE WI
324 W NORTH	MERCANTILE THRIFT STORES INC	DBA VALUE VILLAGE	5380 S 13TH ST	MILWAUKEE WI
338 W NORTH	SUNG & YOUNG LLC		430 W NORTH AV	MILWAUKEE WI
2220 N MARTIN L KING JR	GALINA PATTERSON		1104 SKOKIE RIDGE DR	GLENCOE IL
211 W NORTH	MOUNT ZION REDEV CORP	C\\O CARNAHAN	1858 N COMMERCE ST	MILWAUKEE WI
2200 N MARTIN L KING JR	HISTORIC KING PLACE	APARTMENTS LLC	3816 W WISCONSIN AV	MILWAUKEE WI
331 W NORTH	BEZELEE MARTIN & LENA MARTIN	1994 REVOCABLE TRUST	11433 N CANTEBURY LN	MEQUON WI
319 W NORTH	BEZELEE & LENA MARTIN 1994	REVOCABLE TRUST	11433 N CANTEBURY LN	MEQUON WI
2241 N MARTIN L KING JR	SEON JOO SO		5608 S 27TH ST	MILWAUKEE WI
2235 N MARTIN L KING JR	PAUL BACHOWSKI		PO BOX 12345	MILWAUKEE WI
2212 N 4TH	CMK INC	%C H COAKLEY & CO	2151 N MLK DR	MILWAUKEE WI
2215 N MARTIN L KING JR	GAULIEN L SMITH		3747 N 55TH ST	MILWAUKEE WI
2213 N MARTIN L KING JR	NORTH SHORE REALTY	HOLDINGS LLC	PO BOX 240337	MILWAUKEE WI
2201 N MARTIN L KING JR	CAPITAL REAL ESTATE 3 LLC		347 E LINCOLN AVE	MILWAUKEE WI
2153 N MARTIN L KING JR	SCHUSTERS REDEVELOPMENT	LLC	2151 N MARTIN LUTHER KING DR	MILWAUKEE WI
2107 N MARTIN L KING JR	KIVLEY INVESTMENTS LLC	C\\O SUE MARTINEZ	1200 E CAPITOL DR #310	MILWAUKEE WI
2101 N MARTIN L KING JR	BREWERS HILL APTS LLC		PO BOX 5308	MADISON WI
2044 N MARTIN L KING JR	2044 MLK LLC		14320 GOLF PKWY	BROOKFIELD WI
2034 N MARTIN L KING JR	JAMES P FETZER		2036 N MLK DR	MILWAUKEE WI
2028 N MARTIN L KING JR	BEAVER BOMB LLC	C\\O ADAM WERTHER	2028 N MLK DR	MILWAUKEE WI
2010 N MARTIN L KING JR	CROWN HARDWARE & PLUMBING	SUPPLY INC.	2016 N MLK DR	MILWAUKEE WI
2000 N MARTIN L KING JR	RIVERWEST GROUP LLC		4864 S 10TH ST	MILWAUKEE WI
2053 N MARTIN L KING JR	MILWAUKEE MLK LLC	C/O PRAIRIE MANAGEMENT	333 N MICHIGAN AV STE 1700	CHICAGO IL
2050 N 4TH	BREWERS HILL APARTMENTS LLC	C\\O KARYL B RICE	PO BOX 5308	MADISON WI
2045 N MARTIN L KING JR	MILWAUKEE MLK LLC	C\\O PRAIRIE MGMT & DEV INC	333 N MICHIGAN AV #1700	CHICAGO IL
2021 N MARTIN L KING JR	MILWAUKEE MLK LLC	C/O PRAIRIE MANAGEMENT	333 N MICHIGAN AVE STE 1700	CHICAGO IL
2013 N MARTIN L KING JR	CROWN HARDWARE AND	PLUMBING SUPPLY INC	2016 N MLK DR	MILWAUKEE WI
2007 N MARTIN L KING JR	KIMMEL PROPERTIES LLC	C\\O FEIN BROTHERS INC	3134 E KENWOOD BL	MILWAUKEE WI
2001 N MARTIN L KING JR	SIMIE FEIN		3134 E KENWOOD BL	MILWAUKEE WI
1951 N MARTIN L KING JR	NEW INNOVATIONS LLC		2023 N PALMER ST	MILWAUKEE WI
1947 N MARTIN L KING JR	L&C MGMT GROUP LLC		2023 N PALMER ST	MILWAUKEE WI
1945 N MARTIN L KING JR	NEW INNOVATIONS LLC		2023 N PALMER ST	MILWAUKEE WI
1941 N MARTIN L KING JR	NEW INNOVATIONS, LLC		2023 N PALMER ST	MILWAUKEE WI
1937 N MARTIN L KING JR	VINCENT B AWOSIKA		1937 N MLK DR	MILWAUKEE WI
338 W RESERVOIR	RALPH H FLEEGER		3336 W COLD SPRING RD	MILWAUKEE WI
1950 N MARTIN L KING JR	CARLA M ALLISON		1950 N MLK DR	MILWAUKEE WI
1936 N MARTIN L KING JR	NCON COMMUNICATIONS	CORP INC	1936 N MLK DR	MILWAUKEE WI
1934 N MARTIN L KING JR	NELLIE M GILLIAM		4101 N 14TH ST	MILWAUKEE WI
1926 N MARTIN L KING JR	KRIS KLEIN		1926 N MARTIN L KING JR DR	MILWAUKEE WI

1920 N MARTIN L KING JR	FEBCO REFRIGERATION INC		1751 N MLK DR	MILWAUKEE WI
1916 N MARTIN L KING JR	GENYNE L EDWARDS	ANTONIO A BUTTS	1918 N MARTIN L KING JR DR	MILWAUKEE WI
230 W RESERVOIR	BADGER BANK SSB		3970 N OAKLAND AV	MILWAUKEE WI
1832 N MARTIN L KING JR	TRISTAR DEVELOPMENT LLC		1850 N MLK DR	MILWAUKEE WI
1830 N MARTIN L KING JR	1818 MLK DRIVE LLC	C/O WANGARD PARTNERS INC	1200 N MAYFAIR RD STE 310	MILWAUKEE WI
1818 N MARTIN L KING JR	1818 MLK DRIVE LLC	C/O WANGARD PARTNERS INC	1200 N MAYFAIR RD STE 310	MILWAUKEE WI
1810 N MARTIN L KING JR	MADRIGAL GROUP LLC		1812 N MARTIN L KING JR DR	MILWAUKEE WI
1806 N MARTIN L KING JR	KELVIN L NATHAN		329 W HADLEY ST	MILWAUKEE WI
1849 N MARTIN L KING JR	MLK 1849 LLC	STE 201	1849 N MARTIN L KING DR	MILWAUKEE WI
1825 N MARTIN L KING JR	THE MICASA GROUP LLC	C/O JOHN KROUSE	4441 N SHEFFIELD AVE	SHOREWOOD WI
1821 N MARTIN L KING JR	CHANGTOWN LLC		1821 N MLK DR	MILWAUKEE WI
1817 N MARTIN L KING JR	DEBRA L RASH		1817 N MLK DR	MILWAUKEE WI
324 W VINE	ROBIN SHELOW		324 W VINE ST	MILWAUKEE WI
1800 N 4TH	JEFF MIECH		PO BOX 108	MUSKEGO WI
1719 N 4TH	IT HAD TO BE YOU LLC		416 W WALNUT ST	MILWAUKEE WI
1751 N MARTIN L KING JR	RONALD A BEYER		4960 TIMBERCREST DR	MILWAUKEE WI
1739 N MARTIN L KING JR	BRIAN W PETERSEN	KIM M PETERSEN	2025 TWO TREE LANE	WAUWATOSA WI
1737 N MARTIN L KING JR	GERHARDA SPOHRLEDER		6425 W KINNICKINNIC RIV PKWY	MILWAUKEE WI
1740 N MARTIN L KING JR	HAUSMANN SCHOEER LIMITED	PARTNERSHIP	3816 W WISCONSIN AVE	MILWAUKEE WI
1724 N MARTIN L KING JR	ROAD TRIP PROPERTIES LLC		1724 N MARTIN L KING JR DR	MILWAUKEE WI
1718 N MARTIN L KING JR	ROAD TRIP PROPERTIES LLC		1724 N MARTIN L KING JR DR	MILWAUKEE WI
117 W VINE	VINE STREET LOFTS LLC		4864 S 10TH ST	MILWAUKEE WI
1736 N 2ND	4C-FOR CHILDREN INC		1736 N 2ND ST	MILWAUKEE WI
1735 N 1ST	CRE 2011 REO WI-OFFICE LLC		100 N SEPULVEDA BLVD #1900	EL SEGUNDA CA
1737 N PALMER	CHARLES D WALTER	MILW FORTRESS LLC	100 E PLEASANT ST	MILWAUKEE WI
1727 N PALMER	WIEGAND INVESTMENTS 755 LLC		100 E PLEASANT ST	MILWAUKEE WI
325 W VINE	PETERMAN ACCOUNT LLC		325 W VINE ST	MILWAUKEE WI
1801 N MARTIN L KING JR	DREAMUP LLC	C/O MASON SHERWOOD	1801 N MARTIN LUTHER KING DR	MILWAUKEE WI
1801 N MARTIN L KING JR	DREAMUP LLC	C/O MASON SHERWOOD	1801 N MLK DR	MILWAUKEE WI
1839 N MARTIN L KING JR	SANAA LLC		1641 W EDGERTON AVE # M	MILWAUKEE WI
124 E PLEASANT	MILWAUKEE FORTRESS LLC		100 E PLEASANT ST	MILWAUKEE WI
100 E PLEASANT	MILWAUKEE FORTRESS LLC	CHARLES WALTER	100 E PLEASANT ST	MILWAUKEE WI
100 W PLEASANT	THE BREWERY WORKS INC		1555 N RIVERCENTER DR # 100	MILWAUKEE WI
225 W VINE	UNITED WAY OF GREATER	MILWAUKEE INC	225 W VINE ST	MILWAUKEE WI
1702 N 4TH	VILLAGE ADULT SERV INC		PO BOX 341880	MILWAUKEE WI
300 W WALNUT	MALONES FINE SAUSAGE INC		300 W WALNUT ST	MILWAUKEE WI
1715 N 4TH	IT HAD TO BE YOU LLC		PO BOX 11863	MILWAUKEE WI
416 W WALNUT	IT HAD TO BE YOU LLC		416 W WALNUT ST	MILWAUKEE WI
406 W WALNUT	IT HAD TO BE YOU LLC		416 W WALNUT ST	MILWAUKEE WI
1711 N 4TH	IT HAD TO BE YOU LLC		PO BOX 11863	MILWAUKEE WI
1631 N 4TH	RAZ INVESTMENT CO LLC		549 E WILSON ST	MILWAUKEE WI
1615 N 4TH	MISERS LLC		1415 N 5TH ST	MILWAUKEE WI
1505 N RIVERCENTER	SCHLITZ RIVERCENTER LLC	C/O THE BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
1509 N MARTIN L KING JR	SJ MASON PROPERTIES LLC		1501 N MARTIN LUTHER KING DR	MILWAUKEE WI
315 W COURT	SJ MASON PROPERTIES LLC		1501 N MLK DR	MILWAUKEE WI
324 W CHERRY	MEDL LLC		324 W CHERRY ST	MILWAUKEE WI
1501 N MARTIN L KING JR	MLK 1501 LLC		1501 N MARTIN LUTHER KING DR	MILWAUKEE WI
405 W CHERRY	SSBN 642, LLC		405 W CHERRY ST	MILWAUKEE WI
1433 N 4TH	SSBN 642, LLC		405 W CHERRY ST	MILWAUKEE WI

1425 N 4TH	REGES II LLC		PO BOX 784	ELM GROVE WI
1417 N 4TH	REGES II LLC		PO BOX 784	ELM GROVE WI
1401 N 4TH	REGES I LLC		PO BOX 784	ELM GROVE WI
319 W CHERRY	MILWAUKEE PLATING COMPANY		1434 N 4TH ST	MILWAUKEE WI
1434 N 4TH	MILWAUKEE PLATING COMPANY		1434 N 4TH ST	MILWAUKEE WI
1414 N 4TH	RONALD COLLISON		2140 N 93RD ST	WAUWATOSA WI
1402 N 4TH	MB ACQUISITION LLC		788 N JEFFERSON ST STE 800	MILWAUKEE WI
1345 N MARTIN L KING JR	BREWERY WORKERS CREDIT UNION		1351 N MARTIN LUTHER KING DR	MILWAUKEE WI
1350 N 4TH	STR INVESTMENT CO	C/O LISA STEINMAN	11750 N 108 WAY	SCOTTSDALE AZ
1344 N 4TH	STR INVESTMENT CO		11750 N 108TH WAY	SCOTTSDALE AZ
1334 N 4TH	STR INVESTMENT CO	C/O LISA STEINMAN	11750 N 108TH WAY	SCOTTSDALE AZ
1333 N MARTIN L KING JR	BRIAN L MOSEHART		1335 N MARTIN L KING JR DR	MILWAUKEE WI
1331 N MARTIN L KING JR	SANFORD J MITZ	LYNDA MITZ	1331 N MARTIN L KING JR DR	MILWAUKEE WI
1300 N 4TH	HAYMARKET LOFTS LP		500 E 96TH ST STE 300	INDIANAPOLIS IN
419 W VLIET	419 VLIET LLC		606 E JUNEAU AVE # 510437	MILWAUKEE WI
1303 N 4TH	HARDWARE HQ LLC		117 N JEFFERSON ST # 207	MILWAUKEE WI
1610 N 2ND	1610 N 2ND STREET LLC	C\O BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
111 W PLEASANT	SCHLITZ PARK ASSOCIATES I LP	C/O THE BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
101 W PLEASANT	101 WEST PLEASANT LLC	C/O THE BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
1542 N 2ND	SCHLITZ PARK ASSOC II LP	C/O THE BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
1401 N MARTIN L KING JR	PARK EAST ENTERPRISE LOFTS I		200 N MAIN ST	OREGON WI
215 W PLEASANT	SCHLITZ PARK ASSOC II LP		215 W PLEASANT ST	MILWAUKEE WI
1500 N 2ND	THE BREWERY WORKS INC		1555 N RIVERCENTER DR # 100	MILWAUKEE WI
101 E PLEASANT	SCHLITZ PARK ASSOCIATES I LP	C/O THE BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
1420 N MARTIN L KING JR	COMMERCE POWER LLC	C\O THE BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
201 W CHERRY	RIVERBEND PLACE LLC	C/O BREWERY WORKS INC	1555 N RIVERCENTER DR # 100	MILWAUKEE WI
1330 N MARTIN L KING JR	BREWERY WORKS INC		1555 N RIVERCENTER DR # 100	MILWAUKEE WI
1254 N MARTIN L KING JR	CLF TW MILWAUKEE LLC	C/O TIME WARNER CABLE	7800 CRESCENT EXECUTIVE DR	CHARLOTTE NC
1716 N COMMERCE	140 PLEASANT LLC		6938 N SANTA MONICA BLVD	FOX POINT WI
1311 N MARTIN L KING JR	MB ACQUISITION LLC		788 N JEFFERSON ST STE 800	MILWAUKEE WI
1301 N MARTIN L KING JR	ASSOCIATED BANK NA	LEASING REAL ESTATE	433 MAIN ST STOP 8538	GREEN BAY WI
205 W GALENA	STOCKHOUSE LLC	C/O THE BREWERY WORKS INC	155 N RIVERCENTER DR #100	MILWAUKEE WI
235 W GALENA	STOCKHOUSE LLC	C/O THE BREWERY WORKS INC	155 N RIVERCENTER DR #100	MILWAUKEE WI

BID #8 (Historic King Drive) Board Member Sheet

Board Organization: 15 members shall be composed of no more than 15 members of whom all but 3 shall be owners/owner-designated representatives of a BID assessed property or a commercial tenant of a BID assessed property. The remaining 3 board positions shall be representative of community organizations which function within the environs of the District. Board members cannot be an elected municipal or governmental official unless the elected official meets the criteria stated earlier in this section.

<u>Board Member</u>	<u>Title</u>	<u>Start Date</u>	<u>End Date</u>
Ashley Booth	Member	12/20/2013	12/20/2016
Daniel C. Zens	Member	10/21/2015	10/21/2018
Fletcher Crawford	Member	03/06/2014	03/06/2017
J. Allen Stokes	Member	06/21/2016	06/21/2019
James Phelps	Member	12/02/2015	12/02/2018
LaMar Franklin	Member	02/18/2014	02/18/2017
Larry Roffers	Member	01/05/2016	01/05/2019
Michael Coakley	Member	04/20/2009	04/20/2012 (expired)*
Robert Ferriday III	Member	02/12/2014	02/12/2017
Samuel Denny	Member	03/06/2014	03/06/2017
Susan Kissinger	Member	12/04/2015	12/04/2018
Theodore Loehrke	Member	02/16/2016	02/16/2019
Shaleta Dunn	Member	10/11/2016	10/11/2019**

2 vacancies, 1 expired

*Currently in the reappointment process

**Reappointment pending confirmation

